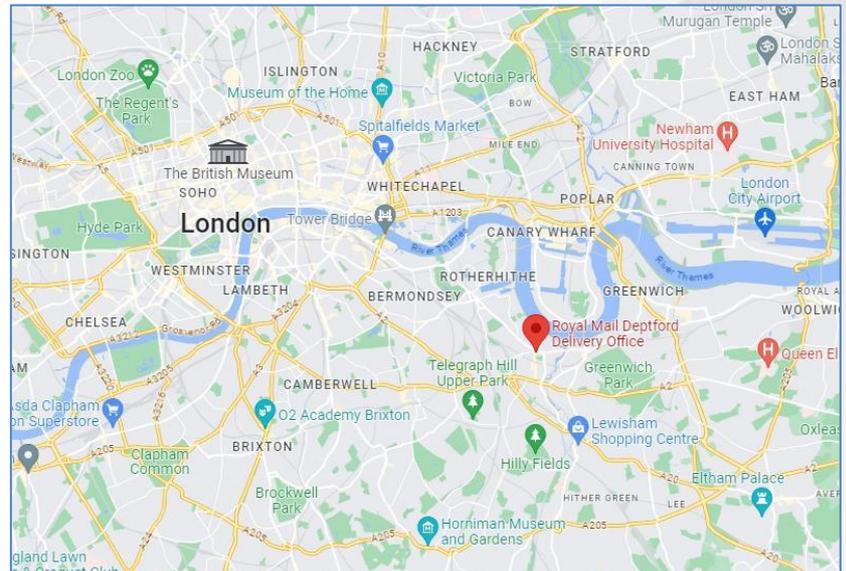




KEY HIGHLIGHTS

- A rare opportunity to acquire a freehold site with development potential for a variety of uses.
- Self contained site.
- Site extending to approx. 0.15 acres with building of 5,594 sq ft
- Prominently located on Creek Road (A200) a short distance from the High Street.
- To be sold with vacant possession.



Source: Google Maps

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LOCATION

The property is situated on the south side of Creek Road (A200) in Deptford, south east London. The site is approximately 5.5 miles from the centre of London.

Creek Road is a busy approach to the City from the south eastern suburbs. The property is situated approximately 50 metres to the east of the junction of Deptford High Street and Evelyn Street. Surrounding uses include secondary retail premises, small commercial workshops and local authority housing.

Town/City	Distance
Deptford Train Station	0.7 miles
Greenwich	2.1 miles
Bermondsey	2.2 miles
Canary Wharf	4.7 miles
Central London	5.5 miles

Source: Google Maps

DESCRIPTION

The property was built in c.1910 and comprises a single storey brick built Delivery Office with a pitched roof supported on steel trusses incorporating glazed roof lights. A brick garage with a flat asphalt roof is attached to the Delivery Office to the east. Access to the property is via a single roller shutter door or two pedestrian entrances fronting Creek Road.

Internally, the building has a concrete floor with wooden parquet covering and single glazed timber framed sash windows. It is lit by suspended fluorescent strips and heating is via a gas fired boiler serving wall mounted radiators. The site is almost entirely developed by the existing building and there is no yard area, although there is space for two delivery vans in the garage.

ENVIROMENTAL CONSIDERATIONS

The EPC rating is F – 129

The site is within flood zone 3. However, the area benefits from flood defences.

BUILDING ACCOMMODATION (GIA)

	SQ M	SQ FT
Total	519.70	5,594

SITE PLAN



VAT

The property is not currently elected for VAT.

LEGAL COST

Each party is to be responsible for their own legal costs incurred in the transaction.

METHOD OF SALE & TENDER PROCESS

The freehold interest with vacant possession is offered by way of informal tender. Offers will be sought on an unconditional basis subject to contract.

PLANNING

The site has been used as a delivery office for many years by Royal Mail Group. Verification of use may need to be provided by a Certificate of Lawfulness of Existing Use or Development (CLEUD).

Local Plan: 2020-2040, Lewisham Borough Council.

The site is allocated within a town centre but is not on a primary or secondary frontage and sits within the Deptford High Street Conservation Area. Any external alterations or redevelopment proposals would therefore need to be sympathetically designed. The site's location within a conservation area also offers protection to the trees outside the property.

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